

# NEW HOMES

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THURSDAY, OCTOBER 12, 1995

## Preserve highlights nature in convenient location

Gilbert "Buz" Silverman, a third-generation builder, sits in his vehicle at the entrance to the Preserve in Commerce Township and extols the virtues of the subdivision.

"We're three miles from Milford and three miles from West Bloomfield," he said. "We're three miles north of I-76. We're three miles from all of the Dodge parks, state parks.

"We're close to everything but still away from traffic and congestion," Silverman said. "This is one of the very few communities in Commerce that has municipal sewers and water."

"We've got a nice assortment of models. Building sites range from a third of an acre up to an acre. We have 25 to 30 acres here devoted to parks and nature preserve."

Silverman puts the vehicle in gear and drives over the gently-rolling landscape. One hundred seven houses will be built in this subdivision off Commerce Road east of Carey.

He stops at a point overlooking a heavily wooded area and gets out.

"There will be a 300 to 400 square-foot deck available at this scenic area with barbecues, picnic tables and a children's play park," Silverman said. "There's a ton of deer back here, raccoons, hundreds of different birds."

"We developed this community from a series of focus groups," Silverman said. "They said they wanted basically larger lots, larger homes."

Five floor plans are available. A 1,700-square-foot ranch with three bedrooms and two baths, or a 2,150-square-foot two-story with four bedrooms and 1 1/2 baths start at \$179,990.

A colonial with four bedrooms and 2 1/2 baths and a story-and-a-half with three bedrooms and 2 1/2 baths featuring a first-floor master suite, each 2,400 square feet, are priced at the upper end, \$204,990.



All plans include a two-car garage, fireplace, dishwasher and basement.

Exteriors are brick or fieldstone, vinyl siding and wood trim. The on-site model, the Franklin, is a two-story of 2,150 square feet.

The main floor features a living room and dining room, kitchen with island and eating nook and a step-down family room with fireplace.

The model also contains a first-floor laundry, an extra cost option in this plan, standard in others.

The master has a separate tub and shower, walk-in closet, dual sink vanity, cathedral ceiling and skylight (\$710). Three other upstairs bedrooms share a second full bath.

The model also is air conditioned (\$2,835).

The base price of the Franklin is \$179,990. The model with extras including landscaping and a deck is about \$205,000.

"This (master) suite is what sells this home — the size of the room, vault (ceiling), openness," said Melissa Koster, sales representative.

"People have the bed, a sitting area and an exercise area," added Amy Kasmarick, also a sales rep.

Value is what brings people into the subdivision, Silverman said.



Franklin look: This two-story model at the Preserve provides four bedrooms, a living room, family room and dining room.

"The land quality, custom home, square footage at the Preserve represents the ultimate value in the area and we have researched the heck out of that," he said.

The analysis includes municipal water and sewer, Huron Valley schools and Commerce residency, Silverman said.

Visitors to the Preserve are excited about the topography of the land, Kasmarick said.

"Comments are nice-size homesites," Koster added. "Even if they're not on the nature conservancy, they can look out and enjoy the view."

The property tax rate in the Preserve is about \$21 per \$1,000 of state equalized valuation, half of market value. The means the owners of a \$180,000 house there would pay \$1,890 the first year.

The annual homeowners association fee is \$150, trash collection \$110.

Lisa and Pete Muscio, with children Lauryn and Reid, were the first family to move into the Preserve.

"We liked how much house we would get for the money and the fact the lots are bigger out here," Lisa said. "The nice thing about

the sub, too, is younger people, younger couples. It makes it nice for kids."

Laura and Don Webb moved from Plymouth with kids Amy and Alex.

"The reason we did was value," Laura said.

The sales office at the Preserve, (810) 360-4632, is open noon to 6 p.m. daily.

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